



## THE TROWELL PARISH DESIGN STATEMENT OVERVIEW

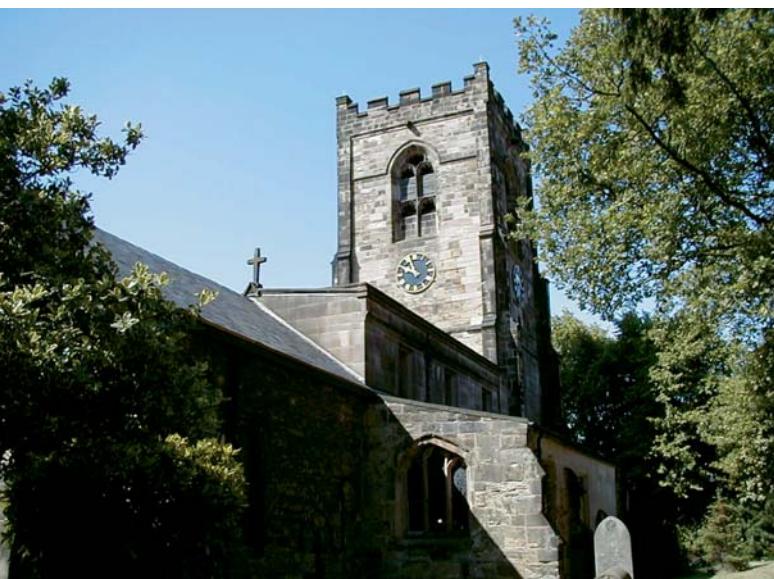
2006 - Revision 1



# INTRODUCTION

"I feel lucky to be part of Trowell life:  
please don't destroy that making it  
yet another over-populated area"

The production of the **Trowell Parish Plan** was successfully completed in 2004. This was based on a consultation process which included the results of a well-supported survey distributed to approximately 2,000 residents.



Various action plans were drawn up to take forward the recommendations, with the action for housing and development being facilitated within the framework of a Parish Design Statement (PDS).

The PDS would guide the provision of housing development in and around the parish whilst protecting its distinctiveness, character and natural rural boundaries, in line with the wishes of the residents, and the remit of the Broxtowe Local Plan Review.

From the data collected by the Parish Plan Survey, it was evident that approximately 80% of residents requested that new housing growth be limited to no more than 10% in the foreseeable future.

At the beginning of the 13th century coal was being worked on Trowell Moor, and conveyed to Nottingham by the river Erewash. The moor also yielded excellent building stone - sandstone from the coal measures - and in 1478 Trowell stone went to the strengthening and enlargement of Nottingham Castle. Coal was mined in Trowell until 1926. Enclosures took place at Trowell under the act of 1787, when the transformation of nearly 252 acres of moor and waste into hedged fields began to give the parish something like its modern form.



Trowell is an old Saxon settlement believed to date back to the tenth century. By 1066 Trowell was a well-developed parish with four manors, a church with two priests, and a population of probably around fifty souls.

## A Brief History of Trowell

The turnpike road from Nottingham to Belper (through Trowell and Ilkeston) was constructed in 1745.

The Nottingham Canal had been cut by the end of the 18th century, and in 1820 conveyed 320,000 tons of merchandise

The main railway line was laid in 1845, and the Radford link in 1878. Trowell station had a useful life of more than one hundred years. There are currently active moves being made to reopen the station.

The M1 motorway, which bisects the village, was constructed in 1966, and the Trowell Motorway Services lie within the parish.

In 1951 Trowell became Britain's Festival Village. It was chosen from among 1600 villages in the Festival of Britain souvenir programme as a representative English rural community, because of the 'ambition and courage' of its Festival Scheme, and the fact that it lies within a few miles of the exact centre of England. Another reason was its 'unusual name'. The 50th anniversary of Trowell becoming the Festival Village was celebrated in 2001 within the village. In the late 1980s the village increased in size by approximately 350 homes, with the building of the Trowell Park estate.

The parish outside of the village is mainly agricultural, being a mixture of arable and livestock farming. The entire parish outside of the village is in the green belt.

# 21st Century Trowell - What makes it unique?

## Boundaries

The boundaries of the Parish of Trowell border both Derbyshire and the City of Nottingham.

"Trowell is a pleasant village with community appeal, nice walks and bridle paths close to the countryside"

## Boundary Brook

This is the natural border between Stapleford and Trowell. The present danger of flooding of this critical watercourse is the main area of concern for the Trowell Park residents who border the brook. It is vital that the free and natural flow of water into this brook is not impeded by any future developments.



## Woodland

There are picturesque wooded areas within the parish which enhance the natural beauty of the countryside. There is also an area of natural beauty just outside the parish which forms the border with Bramcote and Stapleford. This is the Hemlock Stone country park and it is a beautiful area for leisure walks. Car parking is provided in the Pit Lane area as well as at Bramcote Park.

## Water

The open countryside within the parish provides the source for a number of the natural watercourses flowing in the local area. The residents of Trowell believe that these water sources are a key factor in the Parish Design Statement. The natural access of these watercourses to the local Rivers Trent & Erewash should not be impeded, as it could have damaging long-term effects on the characteristics of Trowell and may cause ecological damage. This damage could irrevocably affect the bio-diversity of the area.





### Nottingham Canal

Designated areas of the long disused Nottingham Canal have been set aside specifically as a nature reserve.

### Country Walks

Trowell is blessed with many well-utilised footpaths and bridle paths. These are a source of pleasure and enjoyment to locals and visitors.

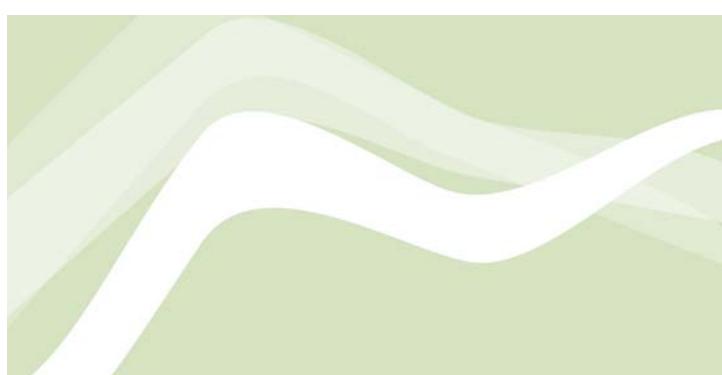


### Neighbouring Area of Interest (Trowell Moor)

This is part of the natural water feed area feeding into the River Erewash and is also an area of natural beauty. It is the wish of the people of Trowell that this area is maintained with as natural a vista as possible, and that it should keep its rural nature. The neighbouring village of Cossall has strong local historical connections with D.H. Lawrence, and it is right that the Parish of Trowell does not conflict with the wishes of the people of Cossall with regard to future developments. The disused canal is maintained as a nature reserve. Any development across the canal's route should comply with existing guidelines.

### The Area West of Trowell

The area is almost completely within the flood plain of the river, which will prevent development in this area. Existing industrial complexes close to this area should be actively encouraged to be good neighbours by monitoring and controlling all emissions from chimneys, waste outlets etc. These operators should also be monitoring and controlling noise pollution as much as is practicable.



### Trowell Moor

This is the area of countryside contained broadly within the boundaries of the M1 motorway, Strelley, Bilborough Road, Coventry Lane, Bramcote Hills, Stapleford and Trowell. The people of the parish of Trowell would wish that this open area of land known as Trowell Moor be maintained as green belt.

# Learning from Past Developments

This document was conceived as part of the Trowell Parish Plan. Residents desired to have a say in the future of their community. In recent years a number of proposed developments have been sought by developers and have successfully been rejected by residential pressure groups and the parish council. However, the residents are aware that due to Trowell's rural setting, developers have seen opportunities in the area and may well continue to do so.



## Future Development and Change Strategy

All new developments and extensions to existing properties should have the primary aim of promoting the sustainability of the existing community.

### Land Designation (Green belt, green fields and defensible boundaries)

Recent changes to boundaries have opened up the possibility of development within the village. We cannot foresee any need to re-designate boundaries any further, or release land that would not assist the sustainability of the community, particularly that on the edges of existing developed land.

The residents of Trowell do feel that, in the future, it would enhance the community as a whole if a suitable area of land could be developed as an open area or Village Green.

### Street Furniture, Utility Buildings and Signage

All street furniture should incorporate rural design elements and ideally be of a uniform design throughout the parish.

Utility buildings, bus stops and telephone boxes should retain traditional rural design elements and utility building substations should be unobtrusive.

Signage should be of good quality reflecting the rural character of Trowell and be appropriate to the surroundings.

Illumination of signs and buildings should be understated, with the church remaining the most obvious building during hours of darkness.

### Industrial Buildings

These should be of good design, and complement the character of Trowell. Proprietors of existing buildings should be encouraged to improve the appearance of their properties. Efforts should be made to mask unsightly buildings by the planting and maintenance of hedges or trees.

Prepare your own ‘design assessment’

# Householder Guidance

If you are considering altering the exterior of your property, changing any external detail of the building, its paintwork, signs, garden or surrounds then:

1. Look at the frontage from some distance. Note down the most distinctive features and, separately, those that seem to be more recent and out of character with the building and surrounding properties; perhaps take some photographs.
2. Now stand right in front of the property and do the same; but this time study the details of the windows, doors, eaves and so forth.
3. Repeat these processes for each elevation or aspect of the property after studying the guidance given in the Design Statement.
4. Now think about the changes you have in mind. Consider whether they could prejudice the distinctive characteristics and details that you have noted down. If so, examine other ways of meeting your requirements - but which will conserve this heritage. A policy of minimal intervention and simplicity of design is nearly always appropriate.
5. Next check whether the changes you now envisage will assist in removing any of the uncharacteristic features and details you have noted.
6. Finally go to the Borough Council, your builder or architect and ask whether they agree with your Design Assessment or can suggest any improvements to it.
7. Full planning guidance is available from Broxtowe Borough Council.



# Glossary

**Backland** - New development on land which does not have its own road frontage.

**Defensible boundary** - Usually in relation to a Green Belt boundary, meaning it should coincide with a strong physical feature on the ground.

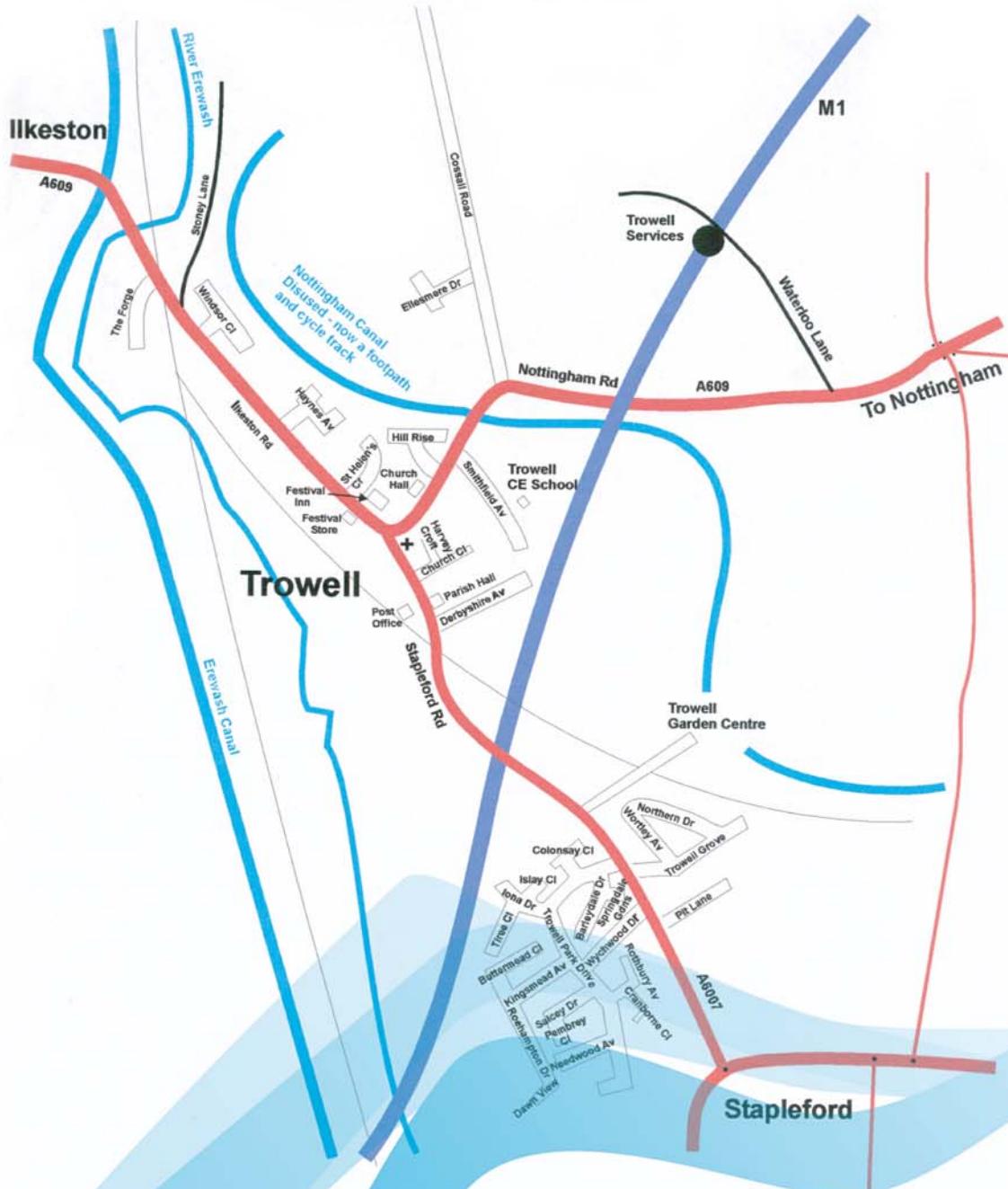
**En-mained critical watercourse** - A critical ordinary watercourse that has the potential to flood properties; the Environment Agency has taken over the management of those referred to as "en-mained", i.e. their status has been elevated to that of a river.

**Green Belt** - An area of land surrounding a city in which development is only permitted in certain special circumstances.

**Greenfield site** - A general term to describe sites not previously developed (which may occur in both urban and rural locations).

**Shelterbelt** - A deliberately planted screen of vegetation.

## Map of Trowell



Trowell Parish Council



"Independence and Self Help"

[www.trowell.org.uk](http://www.trowell.org.uk)  
[www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)

